



Delegated Report

Householder Planning Application

Planning Application No: 20230252

Location: 5 Brookside Road Istead Rise Gravesend Kent

Description: Erection of a first-floor side extension, including hip to gable enlargement including front canopy.

Applicant: Mr Tim Down

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing No: 7356-P-01 Rev H (Existing/Proposed Plans, Blocks Plans and Elevations)

Superseded Plans

- ~~Drawing No: 7356-P-01 Rev F (Existing/Proposed Plans, Blocks Plans and Elevations)~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
AP 2022/00057 /REF	Erection of first floor side extension and loft conversion.	Appeal Dismissed	10.01.2023
20220611	Erection of first floor side extension and loft conversion	Refused	18.07.2022
20220323	Erection of a first floor side extension and front canopy, erection of a rear dormer, installation of roof lights to the front elevation, and conversion of the roof space to form habitable rooms.	Refused	27.05.2022
20211570	Application for Lawful Development Certificate for proposed conversion of loft to habitable rooms with rear dormer.	Certificate Granted	27.01.2022
20211569	Erection of a first floor side extension and front canopy.	Permitted	09.02.2022
20211169	Erection of a first floor side extension, erection of a rear dormer, installation of roof lights to the front elevation, include single storey front extension, hip to gable enlargement and conversion of the roof space to form habitable rooms.	Refused	18.11.2021
20170127	Erection of a single story rear extension to create an	Permitted	10.04.2017

	enlarged kitchen and family room.		
--	-----------------------------------	--	--

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out those policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and The review found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02 due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

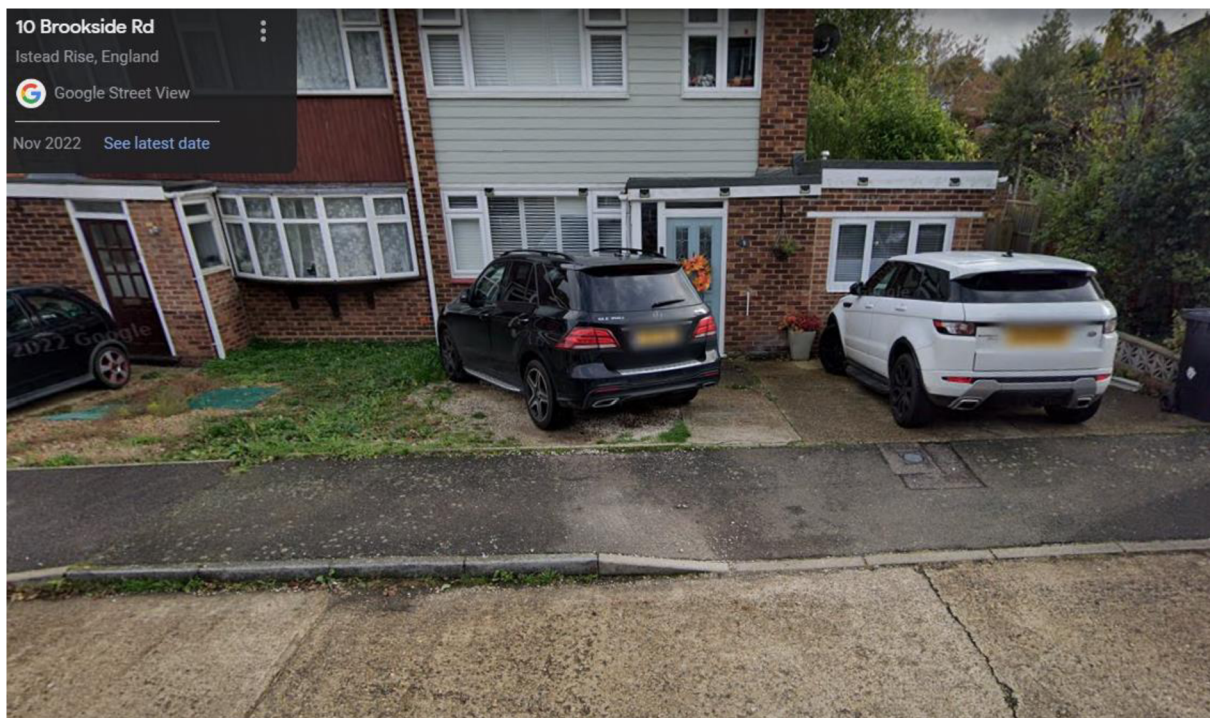
Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

Whilst the existing car parking provision may not comply with current guidance it exists and has the benefit of a carriage crossover with two cars parked which complies with current guidance.



Google Street View November 2022

However, with the extra bedroom a secure cycle parking space should be provided to comply with the requirements of SPG4.

Neighbouring properties

The application was advertised by way of letters to 7 surrounding properties. The consultation period expired on 19.04.2023 and no comments were received.

Analysis

Proposal

The proposal seeks the erection of a first floor side extension with a hip to gable enlargement and a front canopy. The first floor side extension will allow for the creation of an ensuite for one of the existing bedrooms and relocation of the family bathroom. The side extension will project approx. 2.5m from the southern elevation and span approx. 7.7m. The extension will be built inline with the main roof and front elevation and will be finished with a gable at the end.

The front canopy which will be built in line with the front porch elevation and comprise a mono pitch roof like the existing porch.

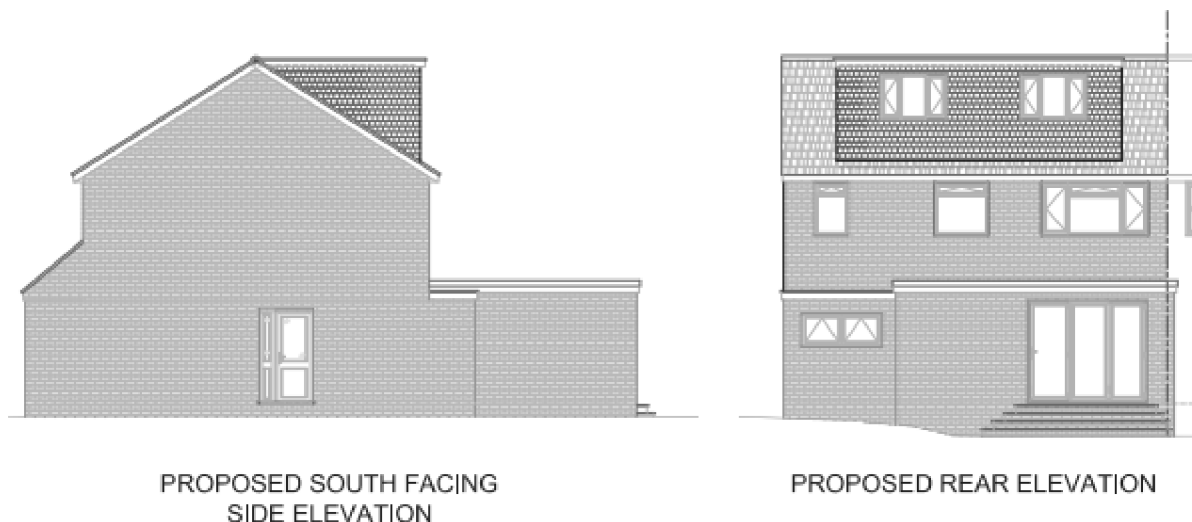
Background

The current application is a revision of a previously refused application (20220611) which was subsequently appealed (Appeal Reference AP2022/00057/REF), the appeal was dismissed on the below grounds:

Although the first floor side extension is acceptable, I conclude that the rear dormer window would result in harm to the character and appearance of the existing dwelling and the local area. It would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014, which seeks to secure new development of acceptable scale and appearance. It would also be inconsistent with the advice in the National Planning Policy Framework, which states that good design is a key aspect of sustainable development.

The current proposal initially was submitted with a large centralised dormer, however after discussions with the agent this element of the proposal was removed in order to achieve a positive outcome as the initial plans did not adequately address the concerns raised by the planning inspector.

Original Submission



Character and Appearance

The application property is a two storey semi detached house situated in a rural settlement which is inset from the greenbelt. The property has been previously extended by way of a single storey rear extension. The attached garage also appears to have been converted into a habitable room, there are no planning consents for this change, so it is presumed it has been completed under PD.

The existing application is a reworking of 20220611 which was refused on the below ground.

The proposed extensions including the alteration from hip to gable due to their bulk, scale and appearance would result in a development which is not subservient to the original dwelling and unbalances the pair of semi detached houses contrary to Policy CS19 of the Local Plan Core Strategy 2014 and Para 130 of the National Planning Policy Framework (2021).

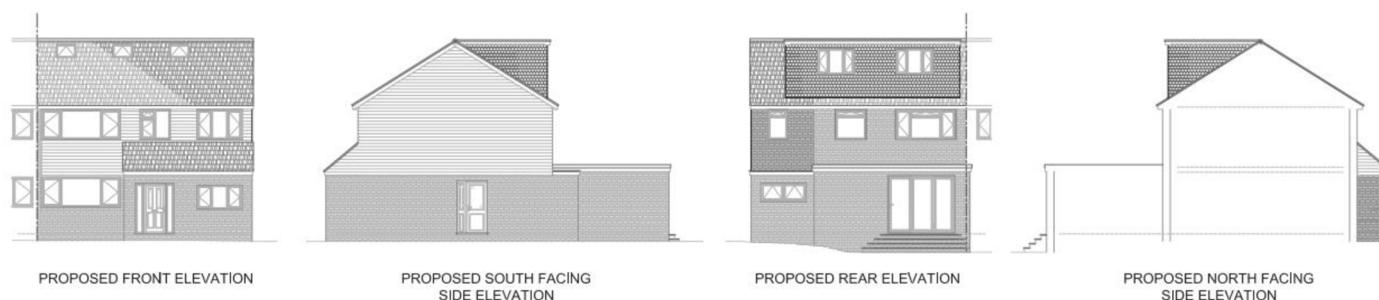
The current proposal has resulted in the omission of the rear dormer, although an LDC has been granted for a smaller dormer, which would only remain within the roof of the original dwelling.

The current proposal includes a hip to gable enlargement as the appeal officer stated:

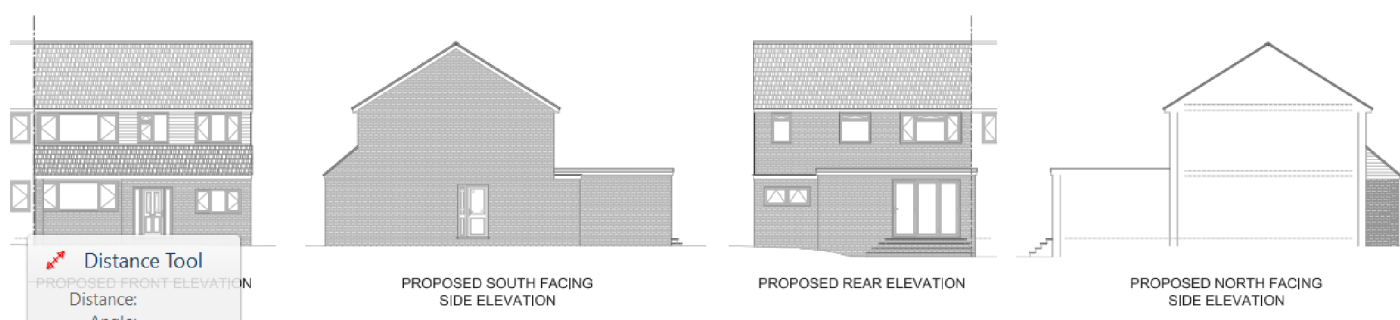
Alterations to semi-detached properties will inevitably result in an imbalance to an original pair. Many other houses along Brookside Road have first floor side extensions that are analogous to the appeal proposal, and are part of a pair of semi-detached units where only one of the two has been altered in this manner. I observed that some of the extended houses in the streetscene have retained a hipped roof form, but there are also a number with gable ends, whilst seemingly all the additions are flush with the front elevations and ridge lines of their host property.

Whilst in the previously refused application it was felt that a hip to gable enlargement would not be acceptable, it is evident in the appeal officer's report that should the Council proceed with a refusal on this development, it would likely be overturned at appeal and so the hip to gable alteration would be acceptable on this basis

Proposal Under 20220611



Current Proposal



At present the front porch area is covered with a flat roof as is the converted garage and there is a single width dropped kerb to allow for access to the front garden for parking. The revised plan shows a mono-pitch roof extending over the porch and spanning the entire width of the property.

This element of the proposal has been previously supported under 20220611, due to this part of the proposal remaining the same it is considered acceptable as front canopies are a common addition in the area.

The proposal has been suitably revised and addresses the concerns raised in the previous application, therefore the application complies with CS19 of the Local Plan Core Strategy 2014 and Paragraph 130 of the National Planning Policy Framework (NPPF) 2021

Amenity of Future Occupiers

The proposal will retain sufficient amenity space and room sizes, which are compliant with the Council's technical standards so there are no concerns in this regard.

Neighbouring Amenity

The extension is set away from the adjoining occupier known as 7 Brookside. The proposed development would not affect the privacy outlook or light received to this property due to the location.

The properties known as No.1 and No.3 Brookside Road are situated away from the property and due to the distance it is considered the proposal would not affect the amenity of these properties in terms of light and outlook, furthermore there are no windows proposed in the flank elevation to give rise to privacy concerns. However in order to ensure privacy is maintained, a condition will be imposed to ensure that no window opening is created in the flank elevation.

A condition will also be imposed to ensure any window serving a w/c or shower room is obscure glazed to maintain neighbouring privacy.

The proposal is considered to safeguard the amenity of adjoining occupiers and is compliant with CS19 of the Local Plan Core Strategy 2014 and Paragraph 130(f) of the National Planning Policy Framework (NPPF) 2021.

Parking and Highways

The application site will retain three bedrooms and so there will not be an increased requirement for parking on this occasion. Whilst the existing parking arrangement is substandard in terms of current policy, it is a historical arrangement and so it is considered that there is sufficient parking available to meet the needs of the development.

Any Other Material Planning Considerations

Rural Settlements Inset from Greenbelt - The application site is inset from Green Belt and as such, Policy CS02 of the Gravesham Local Plan Core Strategy September 2014 is relevant. Policy CS02 prioritises development in the urban area as a sustainable location for development. In the rural area it states that development will be supported within rural settlements that are inset from the Green Belt and defined on the Policies Map. Development outside those settlements (which is not the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the Local Plan Core Strategy.

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within Istead Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

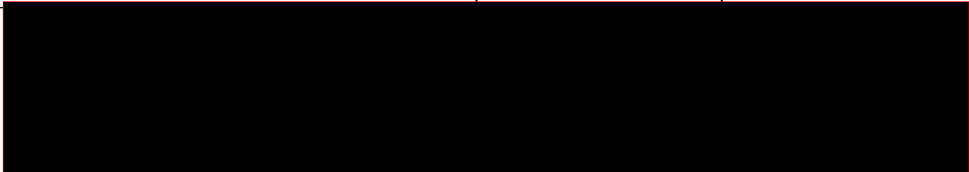
Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Istead Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:			
Dated:	12 th May 2023	Dated:	12 th May 2023